

181.0

0005

0001.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

775,300 / 775,300

USE VALUE:

775,300 / 775,300

ASSESSED:

775,300 / 775,300



PROPERTY LOCATION

No	Alt No	Direction/Street/City
32		WADSWORTH RD, ARLINGTON

OWNERSHIP

Owner 1:	MORRIS RICHARD M/MARGARET C	Unit #:	
Owner 2:			
Owner 3:			

Street 1: 32 WADSWORTH ROAD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: CURTIS MARGARET M -

Owner 2: -

Street 1: 32 WADSWORTH ROAD

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 8,131 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1950, having primarily Vinyl Exterior and 2747 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8131		Sq. Ft.	Site		0	70.	0.82	7									464,750						464,800	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101		8131.000	310,500		464,800	775,300			122619
							GIS Ref		
							GIS Ref		
							Insp Date		07/31/18

PREVIOUS ASSESSMENT									Parcel ID	181.0-0005-0001.A	Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes		
2020	101	FV	310,400	0	8,131.	464,800	775,200	775,200	Year End Roll		12/18/2019
2019	101	FV	242,700	0	8,131.	464,800	707,500	707,500	Year End Roll		1/3/2019
2018	101	FV	242,700	0	8,131.	391,700	634,400	634,400	Year End Roll		12/20/2017
2017	101	FV	242,700	0	8,131.	358,500	601,200	601,200	Year End Roll		1/3/2017
2016	101	FV	242,700	0	8,131.	305,400	548,100	548,100	Year End		1/4/2016
2015	101	FV	241,600	0	8,131.	265,600	507,200	507,200	Year End Roll		12/11/2014
2014	101	FV	241,600	0	8,131.	245,700	487,300	487,300	Year End Roll		12/16/2013
2013	101	FV	241,600	0	8,131.	233,700	475,300	475,300			12/13/2012

SALES INFORMATION			TAX DISTRICT			PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CURTIS MARGARET	44342-578		12/21/2004		437,000	No	No		
	18087-377		5/1/1987		225,000	No	No	Y	

BUILDING PERMITS											ACTIVITY INFORMATION						
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
11/6/1996	577	Manual	3,700					VINYL SIDING 1/2 B	7/31/2018	MEAS&NOTICE	BS	Barbara S					
									11/4/2008	Meas/Inspect	345	PATRIOT					
									9/23/2005	MLS	BR	B Rossignol					
									4/22/2005	MLS	MM	Mary M					
									12/28/1999	Meas/Inspect	163	PATRIOT					
									5/1/1991		PM	Peter M					

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH								
Type: 19 - Ranch				Full Bath: 1	Rating: Good			SCUTTLE.												
Sty Ht: 1 - 1 Story				A Bath: 1	Rating: Average															
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:															
Foundation: 1 - Concrete				A 3QBth:	Rating:															
Frame: 1 - Wood				1/2 Bath:	Rating:															
Prime Wall: 4 - Vinyl				A HBth:	Rating:															
Sec Wall: 8 - Brick Veneer	18%			OthrFix:	Rating:															
Roof Struct: 1 - Gable				OTHER FEATURES																
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid Desc: Line 1 # Units: 1												
Color: WHITE W/ RED BRICK				A Kits:	Rating:			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
View / Desir:				Fpl: 2	Rating: Average															
GENERAL INFORMATION				WSFlue:	Rating:															
Grade: C - Average				CONDOS INFORMATION																
Year Blt: 1950	Eff Yr Blt:			Location:																
Alt LUC:	Alt %:			Total Units:																
Jurisdct:	Fact: .			Floor:																
Const Mod:				% Own:																
Lump Sum Adj:				Name:																
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN								
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %			Exterior:		No Unit	RMS	BRS	FL							
Prim Int Wall: 2 - Plaster				Functional:				Interior:		1	6	3	1							
Sec Int Wall:			%	Economic:				Additions:												
Partition: T - Typical				Special:				Kitchen:												
Prim Floors: 3 - Hardwood				Override:				Baths:												
Sec Floors:			%	Total:	18.6 %			Plumbing:												
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				Electric:												
Subfloor:				Basic \$ / SQ: 95.00				Heating:												
Bsmnt Gar:				Size Adj.: 1.31120896				General:												
Electric: 3 - Typical				Const Adj.: 1.00529933																
Insulation: 2 - Typical				Adj \$ / SQ: 125.225																
Int vs Ext: S				Other Features: 96464																
Heat Fuel: 1 - Oil				Grade Factor: 1.00																
Heat Type: 3 - Forced H/W				NBHD Inf: 1.00000000																
# Heat Sys: 1				NBHD Mod:																
% Heated: 100			% AC: 100	LUC Factor: 1.00																
Solar HW: NO			Central Vac: NO	Adj Total: 381430																
% Com Wall			% Sprinkled:	Depreciation: 70946				Juris. Factor:		Before Depr:	125.22									
				Depreciated Total: 310484				Special Features: 0		Val/Su Net:	100.55									
								Final Total: 310500		Val/Su SzAd:	195.53									
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:								
SPEC FEATURES/YARD ITEMS				PARCEL ID 181.0-0005-0001.A												IMAGE				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value		
2	Frame Shed	D	Y		18X12	A	AV	2000		0.00	T	15.2	101							
More: N	Total Yard Items:					Total Special Features:								Total:						